

Resident Steering Group Meeting for Alice Shepherd House & Oak House
Monday 24th March 2025
31 Alice Shepherd House and via Zoom

Residents:

Cynthia Owusu (CO)
Jane McGregor (JM)
Nadia Mahmood (NM)
Abdullah Bourne (ABO)
Alia Begum (AB)

Riverside

Paula Huzjak (PH)

Hill (Joint Venture Partner)

Dan Palman (DP) via zoom

Resident Advocate

Mike Tyrrell

ITLA:

Ray Coyle – Open Communities,
Chair (RC) via zoom
Murselin Islam (MI)

1. Welcome, introductions and apologies.

1.1 RC took the Chair and welcomed attendees.

1.2 Apologies - Sharon Holmes and Angela may join later.

2. Minutes of RSG meeting of February 2025

Accepted as a true record of the meeting with the following corrections:

- 2.1 (2.1) Information regarding fire door is still due and Isaac Amoa will contact Sharon Homes once information received from the appropriate team.
- 2.2 (3.1) Commitment Table has been displayed at 31 Alice Shepherd House and the project time line will be sorted once viability check is completed by Hill.
- 2.3 (5.4) Relevant parts of the Landlord Offer re commitments made to tenants to be sent to RSG members – Completed.

3. Update from Riverside/Hill

3.1 DP - They have done a lot of work around scale, height, massing. They are retesting a range of different scenarios which include the heights of the blocks as well as the level of affordable housing and/or some slight design changes mainly for the second phase. This process should be complete within a couple of weeks. They will then have a better idea of project timelines.

3.2 RC asked why they were looking at different scenarios. DP said they need to make sure the scheme is viable. They are re-testing the viability and will look at options which are more deliverable. RC asked about the view of the planners. DP said they have a 'pre-app' process in place and once they have the different options in place

they will have the pre-app meeting with LBTH. Once this is done Hill will update the RSG and the wider community.

3.3 JM said this could lead to a scheme with less input from residents. DP said we are still at the initial stage of the massing process and a series of residents consultation events will be held to reflect their views on a viable scheme rather than a non-viable scheme. Re-testing of financial viability will not take away resident input.

3.4 MT raised concerns about phase 1 if all private sales are in phase 2. DP said this is one of the reasons for re-testing the viability. Slight changes may be necessary to Phase 1 re number of affordable/private sale homes. MT said there should be no private sales on the deck access homes.

3.5 DP said the review will be influenced by site capacity including number of homes, amenity space, bin/bike areas, utilities etc. They have always looked at 350-400 homes. JM said 370 homes was mentioned but residents argued for 340. PH said the 370 figure was indicative and could change. DM said the RSG will be updated on viability in due course. RC suggested a broad timeline at this stage. PH said once the viability re-testing is complete – by end of April - setting timeline will be possible.

3.6 **Update from Riverside** – PH said the April consultation will be postponed until the current viability process is complete. The newsletter will also be put back slightly so that it will have information on the next consultation event dates.

3.7 PH said they have been working with residents, including leaseholders, in Oak House re decant. One leaseholder has agreed a deal. JM asked how many residents want to return. PH said one out of those who they have made contact with so far. Riverside side can now make direct offers from their own stock which will help to speed up the decants.

4 AOB with Riverside present

4.1 RC reminded the meeting that details on commitments made by One Housing in the Landlord Offer were given to the RSG. No comments/queries have been received to date. He said the Landlord Offer will be continually referenced to ensure promises are delivered. He reminded all that the residents ballot was based on this Landlord Offer.

4.2 NM wanted an update on her query re home loss payment. PH said she will look into it and update. NM added that will be her last RSG meeting as they are moving to another flat soon and she wished everyone all the best.

ACTION – PH to update on homeloss payment

4.3 CO asked if residents from Alice Shepherd can temporarily move off the estate then move into Phase 1 (once completed) and then finally move into Phase Two. PH said

three moves (off the estate, then back to phase one then in to stage 2) was not possible. There is a maximum of two moves - into phase 1 and then into Phase 2.

4.4 PH said residents in Alice Shepherd House who are under/over occupying or have a medical need can register on Home Seekers. When planning permission is granted, all residents will have decant status. Residents will then have the highest priority. Home-loss payment is a one-off payment.

4.5 AB said her son's application was lost in the system and now she cannot bid. It was agreed that AB will contact MI to go through the paperwork at one of the drop-in sessions. Isaac Amoa can also provide support on how to log in to the system. AB asked for a copy of her tenancy agreement. She wanted to know if has not moved out by the time decanting status is granted, will her priority status be affected. MT said her bidding status will increase once planning permission is granted.

ACTION – PH to action providing AB with a copy of her tenancy agreement

5 AOB without Riverside

None

6 Date of next meeting

Monday 28th April 2025